

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>03-153</u>	<u>FERANLA, INC.</u>
<u>03-306</u>	<u>JOSE A. REY</u>
<u>03-311</u>	<u>JOSE & DEBBIE MARTINEZ</u>
<u>03-333</u>	<u>ENRIQUE PIWKO</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 1/13/04 TO THIS DATE:

HEARING NO. 04-1-CZ12-4 (03-306)

26-54-40
Council Area 12
Comm. Dist. 7

APPLICANT: JOSE A. REY

- (1) Applicant is requesting to permit a single family residence to setback 5' from the interior side (west) property line (15' required).
- (2) Applicant is requesting to permit a parcel of land with a lot frontage of 50' (125' required) and a lot area of 0.91 acre (1 acre required) as a single family residence.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Custom Residence for Mr. Jose Rey," as prepared by Puig Architects/Planners, dated 9/5/03 and 9/9/03 and consisting of 5 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: A part of the west $\frac{1}{2}$ of the west $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ in Section 26, Township 54 South, Range 40 East and described as follows:

Beginning at 230' east of the Northwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence continuing east 107.95' to the E/ly line of the west $\frac{1}{2}$, of the west $\frac{1}{2}$, of the west $\frac{1}{2}$, of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence south 415' along the east line of the west $\frac{1}{2}$, of the west $\frac{1}{2}$, of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence west along a line 415' south of and parallel with the north line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ in Section 26, Township 54 South, Range 40 East 88.31'; thence north along the Palmetto Expressway Right-of-Way line 315.69' to an angle point therein; thence NW/ly along the said Palmetto Expressway Right-of-Way line 100' to the Point of beginning.

LOCATION: The southeast corner of theoretical S.W. 68 Street and the Palmetto Expressway (S. R. #826), Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.91 Acre

PRESENT ZONING: EU-1 (estates 1 Family 1 Acre Gross)

APPLICANT: FERANLA, INC.

- (1) SPECIAL EXCEPTION to permit a private elementary school.
 - (2) MODIFICATION of Condition #5 of Resolution Z-279-78, passed and adopted by the Board of County Commissioners as restated as Condition #6 in Resolution 4-ZAB-133-82, passed and adopted by the Zoning Appeals Board, and Condition #6 of Resolution Z-279-78, as restated as Condition #7 of Resolution 4-ZAB-133-82, passed and adopted by Zoning Appeals Board, reading as follows:

FROM: "6. That the use be restricted to children in the age group of three (3) to seven (7) years.

TO: "6. That the use be restricted to children in the age group of 18 months to twelve years.

FROM: "7. That the hours of operation shall be from 8:30 a.m. to 5:00 p.m."

TO: "7. That the hours of operation shall be from 7:00 a.m. to 7:00 p.m."
 - (3) MODIFICATION of Condition #4 of Resolution Z-279-78, passed and adopted by the Board of County Commissioners, as last modified by Resolution 4ZAB-133-82, passed and adopted by the Zoning Appeals Board and restated as Condition #5, reading as follows:

FROM: "5. That the use shall be restricted to a maximum of 40 children."

TO: "5. That the use shall be restricted to a maximum of 152 children."
 - (4) MODIFICATION of Condition #2 of Resolution 4ZAB-133-82, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Pre-School Kinder,' floor plans as prepared by Santiago & Associates, Engineers, Inc., dated 12/28/81; site plan as prepared by Jose M. Muxo, Jr., Consulting Engineer and dated 8/5/78."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Sunset Montessori School,' floor plans as prepared by Arkidesign, Inc., consisting of 6 sheets, site plan dated last revised 10/21/03, all remaining sheets dated last revised 8/4/03."
- The purpose of requests #2-#4 is to permit the applicant to expand the hours of operation and the age and number of the children and to submit new site plans for the previously approved day care center, kindergarten and the proposed private elementary school.
- (5) Applicant is requesting to permit parking within 25' of S.W. 72 Street (Sunset Drive) and S.W. 75 Avenue (not permitted).
 - (6) Applicant is requesting to permit 3 parking spaces each with a width of 8.39' (8.5' width required).

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APPLICANT: FERANLA, INC.

PAGE TWO

- (7) Applicant is requesting to permit a private school setback varying from 15.67' to 18.17' (75' required) from the interior side (east) property line.
- (8) Applicant is requesting to permit 20 lot trees (32 lot trees required).
- (9) Applicant is requesting to permit 4 auto-stacking spaces (5 auto stacking spaces required).
- (10) Applicant is requesting to permit a wall with a height of 6' (2.5' high permitted) within the safe sight distance triangle along S.W. 72nd Street.
- (11) Applicant is requesting to permit a lot coverage of 20.25% (maximum 15% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #4 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #5 through #11 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 5, WINDSOR PARK ESTATES, Plat book 73, Page 54.

LOCATION: 7430 S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.12 Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

HEARING NO. 04-3-CZ12-2 (03-311)

21-55-40
Council Area 12
Comm. Dist. 8

APPLICANTS: JOSE & DEBBIE MARTINEZ

Applicant is requesting approval to permit a single family residence with a lot coverage of 17.4% (15% lot coverage permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Residential Addition for Jose & Debbie Martinez," as prepared by Robert A. Koger, Architect, Sheet A-1 dated, signed and sealed 1/20/04, Sheets A2 through A3 dated, signed & sealed 10/20/03 and consisting of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 20, Block 1, LAKE SHORE, SECTION 1, Plat book 87, Page 48.

LOCATION: 13611 S.W. 97 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.96 Acre

PRESENT ZONING: EU-1 (Estates Modified 1 Family 15,000 sq. ft. net)

HEARING NO. 04-3-CZ12-3 (03-333)

3-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: ENRIQUE PIWKO

EU-1 to EU-M

SUBJECT PROPERTY: The north 150.33' of the west $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, less the west 25' & the north 150.33' of the west 12.5' of the east $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; AND: the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, less the north 150.33' & less the west 25' & the south 25' thereof; AND: the west 12.5' of the east $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, less the north 150.33' & the south 25' in Section 3, Township 55 South, Range 40 East.

LOCATION: The Northeast corner of theoretical S.W. 84 Avenue & S.W. 94 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.07 Acres

EU-1 (Estates 1 Family 1 Acre Gross)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)